



FIGTREE HOLDINGS LIMITED

(Company Registration Number : 201315211G)

**Unaudited Financial Statement and Dividend Announcement
For the Financial Year Ended 31 December 2017**

PART I - INFORMATION REQUIRED FOR ANNOUNCEMENTS OF QUARTERLY (Q1, Q2 & Q3), HALF-YEAR AND FULL YEAR RESULTS

1(a)(i) An income statement and statement of comprehensive income, or a statement of comprehensive income (for the group) together with a comparative statement for the corresponding period of the immediately preceding financial year

Consolidated Income Statement

	Note	Group Three Months Ended			Group Twelve Months Ended		
		31 December 2017	31 December 2016	Change	31 December 2017	31 December 2016	Change
		S\$	S\$	%	S\$	S\$	%
Revenue	8(a)(i)	6,480,751	14,613,401	(55.7)	17,563,288	57,562,087	(69.5)
Cost of sales	8(a)(ii)	(865,729)	(7,283,433)	(88.1)	(5,855,210)	(39,730,134)	(85.3)
Gross profit	8(a)(ii)	5,615,022	7,329,968	(23.4)	11,708,078	17,831,953	(34.3)
Other income		259,701	355,482	(26.9)	1,204,088	1,311,372	(8.2)
General and administrative expenses	8(a)(iii)	(1,889,522)	(5,037,584)	(62.5)	(4,758,500)	(8,613,044)	(44.8)
Finance costs	8(a)(iv)	(25,184)	-	NM	(52,486)	(2,399)	NM
Share of results of associates	8(a)(v)	219,478	(33,096)	NM	(629,569)	1,781,582	(135.3)
Profit before taxation		4,179,495	2,614,770	59.8	7,471,611	12,309,464	(39.3)
Tax expense		(1,307,712)	(629,331)	107.8	(1,982,322)	(2,068,105)	(4.1)
Profit for the period/year		2,871,783	1,985,439	44.6	5,489,289	10,241,359	(46.4)
Attributable to:							
Owners of the Company		2,899,744	1,988,123	45.9	5,569,682	10,247,447	(45.6)
Non-controlling interests		(27,961)	(2,684)	NM	(80,393)	(6,088)	NM
		2,871,783	1,985,439	44.6	5,489,289	10,241,359	(46.4)

NM – Not Meaningful

Consolidated Statement of Comprehensive Income

	Group Three Months Ended			Group Twelve Months Ended		
	31 December 2017	31 December 2016	Change	31 December 2017	31 December 2016	Change
	S\$	S\$	%	S\$	S\$	%
Profit for the period/year	2,871,783	1,985,439	44.6	5,489,289	10,241,359	(46.4)
Other comprehensive income: Items that may be reclassified subsequently to profit or loss						
- Exchange differences on translation of foreign operations	(666,948)	147,216	NM	(424,113)	(663,606)	(36.1)
Other comprehensive income for the period/year, net of tax	(666,948)	147,216	NM	(424,113)	(663,606)	(36.1)
Total comprehensive income for the period/year	<u>2,204,835</u>	<u>2,132,655</u>	3.4	<u>5,065,176</u>	<u>9,577,753</u>	(47.1)
Attributable to:						
Owners of the Company	2,232,796	2,135,339	4.6	5,145,569	9,583,841	(46.3)
Non-controlling interests	(27,961)	(2,684)	NM	(80,393)	(6,088)	NM
	<u>2,204,835</u>	<u>2,132,655</u>	3.4	<u>5,065,176</u>	<u>9,577,753</u>	(47.1)

NM – Not Meaningful

Notes to the Consolidated Income Statement

The following items have been included in arriving at profit before taxation:

	Note	Group Three Months Ended			Group Twelve Months Ended		
		31 December 2017	31 December 2016	Change	31 December 2017	31 December 2016	Change
		S\$	S\$	%	S\$	S\$	%
Depreciation of property, plant and equipment		46,963	44,912	4.6	184,462	183,265	0.7
Foreign exchange loss/(gain), net	8(a)(iii)	719,648	(382,042)	(288.4)	592,027	(487,431)	(221.5)
(Write back of)/allowance for doubtful debt (trade)	8(a)(iii)	(1,322,932)	2,454,632	153.9	(1,322,932)	2,454,632	153.9
Interest income from loans to associates		(171,033)	(272,384)	(37.2)	(939,079)	(976,410)	(3.8)
Operating lease expense		20,607	12,814	60.8	75,845	54,999	37.9
Employee benefits expense presented in the consolidated income statement as:							
- Cost of sales		80,949	973,136	(91.7)	1,292,029	2,560,180	(49.5)
- General and administrative expenses		2,054,908	1,768,870	16.2	4,387,445	4,701,539	(6.7)

NM – Not Meaningful

1(b)(i) A statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year

	Note	Group		Company	
		As at 31 December 2017 S\$	As at 31 December 2016 S\$	As at 31 December 2017 S\$	As at 31 December 2016 S\$
ASSETS					
Non-current assets					
Property, plant and equipment		3,446,573	3,443,916	-	52
Investments in subsidiaries		-	-	9,152,597	9,152,597
Interests in associates	8(b)(i)	7,146,762	3,855,893	-	-
Loans to associates	8(b)(ii)	16,446,064	6,411,343	-	-
Loans to a subsidiary		-	-	1,953,419	1,837,415
Other receivables	8(b)(iii)	13,680,062	5,732,716	-	-
Total non-current assets		40,719,461	19,443,868	11,106,016	10,990,064
Current assets					
Development properties	8(b)(iv)	30,610,897	22,502,370	-	-
Gross amount due from customers for contract work-in-progress	8(b)(v)	117,759	-	-	-
Trade receivables	8(b)(vi)	11,617,590	19,345,263	-	-
Other receivables	8(b)(iii)	178,754	122,912	-	-
Prepayments		67,356	64,078	3,887	2,821
Amounts due from subsidiaries		-	-	22,091,370	20,282,649
Loans to associates	8(b)(ii)	4,305,922	16,599,298	-	-
Cash and short-term deposits	8(b)(vii)	1,754,387	13,353,237	73,294	723,505
Total current assets		48,652,665	71,987,158	22,168,551	21,008,975
Total assets		89,372,126	91,431,026	33,274,567	31,999,039
LIABILITIES					
Current liabilities					
Gross amount due to customers for contract work-in-progress	8(b)(v)	-	9,063,885	-	-
Trade and other payables	8(b)(viii)	13,371,154	24,890,689	1,159,775	1,829,874
Bank borrowings	8(b)(ix)	3,300,000	-	-	-
Provision for taxation	8(b)(x)	1,560,933	1,807,489	4,048	7,590
Total current liabilities		18,232,087	35,762,063	1,163,823	1,837,464
Net current assets		30,420,578	36,225,095	21,004,728	19,171,511
Non-current liabilities					
Trade and other payables	8(b)(viii)	17,269,616	6,627,130	-	-
Deferred tax liabilities		861,520	552,985	56,094	39,485
Total non-current liabilities		18,131,136	7,180,115	56,094	39,485
Total liabilities		36,363,223	42,942,178	1,219,917	1,876,949
Net assets		53,008,903	48,488,848	32,054,650	30,122,090

	Group		Company	
	As at 31 December 2017 S\$	As at 31 December 2016 S\$	As at 31 December 2017 S\$	As at 31 December 2016 S\$
	<u>EQUITY</u>			
Equity attributable to owners of the Company				
Share capital	29,418,521	26,083,664	29,418,521	26,083,664
Accumulated profits	31,941,192	30,330,588	2,525,948	3,976,550
Merger deficit ⁽¹⁾	(8,152,595)	(8,152,595)	-	-
Share option reserve	110,181	61,876	110,181	61,876
Foreign currency translation reserve	(759,859)	(335,746)	-	-
Other reserves	488,000	488,000	-	-
	53,045,440	48,475,787	32,054,650	30,122,090
Non-controlling interests	(36,537)	13,061	-	-
Total equity	53,008,903	48,488,848	32,054,650	30,122,090

Note :

- (1) The difference between the consideration paid / transferred and the issued and paid up share capital of Figtree Projects Pte. Ltd. during the pre-IPO Restructuring Exercise is reflected as a Merger Deficit under the Equity of the Group.

1(b)(ii) Aggregate amount of group's borrowings and debt securities

Amount repayable in one year or less, or on demand

As at 31 December 2017		As at 31 December 2016	
Secured S\$	Unsecured S\$	Secured S\$	Unsecured S\$
-	3,300,000	-	-

Amount repayable after one year

As at 31 December 2017		As at 31 December 2016	
Secured S\$	Unsecured S\$	Secured S\$	Unsecured S\$
-	-	-	-

1(c) A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year

	Group	
	Twelve Months Ended	
	31 December 2017	31 December 2016
	S\$	S\$
Cash flows from operating activities		
Profit before taxation	7,471,611	12,309,464
Adjustments for:		
(Write back of)/allowance for doubtful debt (trade)	(1,322,932)	2,454,632
Depreciation of property, plant and equipment	184,462	183,265
Share of results of associates	629,569	(1,781,582)
Share-based expense	75,681	47,769
Interest income	(1,090,722)	(1,057,750)
Finance costs	52,486	2,399
Unrealised exchange loss	340,146	134,429
	6,340,301	12,292,626
Decrease/(increase) in:		
Development properties	(5,834,600)	(980,924)
Trade receivables	9,050,605	11,044,432
Other receivables and prepayments	(57,914)	85,827
Decrease in:		
Gross amount due to customers for contract work-in-progress	(9,181,644)	(5,240,165)
Trade and other payables	(10,987,795)	(7,568,524)
	(10,671,047)	9,633,272
Cash flows (used in)/generated from operations		
Income tax paid	(1,920,343)	(2,795,919)
Interest received	39,908	81,340
	(12,551,482)	6,918,693
Cash flows from investing activities		
Purchases of property, plant and equipment	(187,965)	(30,306)
Repayment of loans from/(loans to) associates	2,597,238	(5,559,677)
Acquisition of a subsidiary	30,795	-
Acquisition of an associate	(4,083,353)	-
	(1,643,285)	(5,589,983)
Cash flows from financing activities		
Dividends paid on ordinary shares	(771,748)	(1,052,520)
Share issuance expense	(31,345)	(31,056)
Net proceeds from exercise of employee share options	151,496	-
Proceeds from bank borrowing	4,300,000	500,000
Repayment of bank borrowing	(1,000,000)	(500,000)
Interest paid	(52,486)	(2,399)

Net cash flows generated from/(used in) financing activities	2,595,917	(1,085,975)
Net (decrease)/increase in cash and cash equivalents	(11,598,850)	242,735
Cash and cash equivalents at the beginning of year	13,353,237	13,110,502
Cash and cash equivalents at the end of year	1,754,387	13,353,237

1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year

Group	Attributable to equity holders of the Company							Total equity attributable to owners of the Company S\$	Non-controlling interests S\$	Total equity S\$
	Share capital S\$	Accumulated profits S\$	Merger deficit S\$	Share option reserve S\$	Foreign currency translation reserve S\$	Other reserves	Total reserves S\$			
Balance as at 1 January 2016	22,485,430	24,764,951	(8,152,595)	14,107	327,860	-	16,954,323	39,439,753	19,149	39,458,902
Profit for the year	-	10,247,447	-	-	-	-	10,247,447	10,247,447	(6,088)	10,241,359
<u>Other comprehensive income</u>										
Foreign currency translation	-	-	-	-	(663,606)	-	(663,606)	(663,606)	-	(663,606)
Total comprehensive income for the period	-	10,247,447	-	-	(663,606)	-	9,583,841	9,583,841	(6,088)	9,577,753
<u>Contributions by and distributions to owners</u>										
Dividends on ordinary shares	3,629,290	(4,681,810)	-	-	-	-	(4,681,810)	(1,052,520)	-	(1,052,520)
Share issuance expense	(31,056)	-	-	-	-	-	-	(31,056)	-	(31,056)
Share-based expense	-	-	-	47,769	-	-	47,769	47,769	-	47,769
Total contributions by and distributions to owners	3,598,234	(4,681,810)	-	47,769	-	-	(4,634,041)	(1,035,807)	-	(1,035,807)
Total transactions with owners in their capacity as owners	3,598,234	(4,681,810)	-	47,769	-	-	(4,634,041)	(1,035,807)	-	(1,035,807)
<u>Other items</u>										
Acquisition of NCI without a change in control in a subsidiary of an associate	-	-	-	-	-	488,000	488,000	488,000	-	488,000
	-	-	-	-	-	488,000	488,000	488,000	-	488,000
Balance as at 31 December 2016	26,083,664	30,330,588	(8,152,595)	61,876	(335,746)	488,000	22,392,123	48,475,787	13,061	48,488,848

Group	Attributable to equity holders of the Company							Total equity attributable to owners of the Company S\$	Non-controlling interests S\$	Total equity S\$
	Share capital S\$	Accumulated profits S\$	Merger deficit S\$	Share option reserve S\$	Foreign currency translation reserve S\$	Other reserves	Total reserves S\$			
Balance as at 1 January 2017	26,083,664	30,330,588	(8,152,595)	61,876	(335,746)	488,000	22,392,123	48,475,787	13,061	48,488,848
Profit for the year	-	5,569,682	-	-	-	-	5,569,682	5,569,682	(80,393)	5,489,289
<u>Other comprehensive income</u>										
Foreign currency translation	-	-	-	-	(424,113)	-	(424,113)	(424,113)	-	(424,113)
Total comprehensive income for the period	-	5,569,682	-	-	(424,113)	-	5,145,569	5,145,569	(80,393)	5,065,176
<u>Contributions by and distributions to owners</u>										
Dividends on ordinary shares	3,187,330	(3,959,078)	-	-	-	-	(3,959,078)	(771,748)	-	(771,748)
Share issuance expense	(31,345)	-	-	-	-	-	-	(31,345)	-	(31,345)
Exercise of employee share options	178,872	-	-	(27,376)	-	-	(27,376)	151,496	-	151,496
Share-based expense	-	-	-	75,681	-	-	75,681	75,681	-	75,681
Total contributions by and distributions to owners	3,334,857	(3,959,078)	-	48,305	-	-	(3,910,773)	(575,916)	-	(575,916)
<u>Changes in ownership interests in subsidiaries</u>										
Acquisition of subsidiary	-	-	-	-	-	-	-	-	30,795	30,795
Total changes in ownership interests in subsidiaries	-	-	-	-	-	-	-	-	30,795	30,795
Total transactions with owners in their capacity as owners	3,334,857	(3,959,078)	-	48,305	-	-	(3,910,773)	(575,916)	30,795	(545,121)
Balance as at 31 December 2017	29,418,521	31,941,192	(8,152,595)	110,181	(759,859)	488,000	23,626,919	53,045,440	(36,537)	53,008,903

Company	Share capital S\$	Accumulated profits S\$	Share option reserve S\$	Total S\$
Balance as at 1 January 2016	22,485,430	5,236,302	14,107	27,735,839
Profit, representing total comprehensive income, for the year	-	3,422,058	-	3,422,058
<u>Contributions by and distributions to owners</u>				
Dividends on ordinary shares	3,629,290	(4,681,810)	-	(1,052,520)
Share issuance expense	(31,056)	-	-	(31,056)
Share-based expense	-	-	47,769	47,769
Total contributions by and distributions to owners	3,598,234	(4,681,810)	47,769	(1,035,807)
Total transactions with owners in their capacity as owners	3,598,234	(4,681,810)	47,769	(1,035,807)
Balance as at 31 December 2016	26,083,664	3,976,550	61,876	30,122,090
Balance as at 1 January 2017	26,083,664	3,976,550	61,876	30,122,090
Profit, representing total comprehensive income, for the year	-	2,508,476	-	2,508,476
<u>Contributions by and distributions to owners</u>				
Dividends on ordinary shares	3,187,330	(3,959,078)	-	(771,748)
Share issuance expense	(31,345)	-	-	(31,345)
Exercise of employee share options	178,872	-	(27,376)	151,496
Share-based expense	-	-	75,681	75,681
Total contributions by and distributions to owners	3,334,857	(3,959,078)	48,305	(575,916)
Total transactions with owners in their capacity as owners	3,334,857	(3,959,078)	48,305	(575,916)
Balance as at 31 December 2017	29,418,521	2,525,948	110,181	32,054,650

1(d)(ii) Details of any changes in the company's share capital arising from right issue, bonus issue, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State also the number of shares that may be issued on conversion of all the outstanding convertibles, as well as the number of shares held as treasury shares and subsidiary holdings of the issuer, if any, against the total number of issued shares excluding treasury shares of the issuer, as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

	Company	
	Number of shares	Issued and paid-up share capital (S\$)
As at 1 October 2017	337,316,232	29,404,663
Exercise of employee share options	90,000	13,878
Share issuance expense	-	(20)
As at 31 December 2017	337,406,232	29,418,521

Figtree Employee Share Option Scheme (the "ESOS")

The movement in options issued under the ESOS during the period was as follows:

	2017 Number of share options	2016 Number of share options
Outstanding as at 1 October	5,705,000	4,435,000
Exercised during the period	(90,000)	-
Forfeited during the period	(90,000)	-
Outstanding as at 31 December	5,525,000	4,435,000

The outstanding share options of 5,525,000 as at 31 December 2017 (31 December 2016: 4,435,000) are convertible into 5,525,000 (31 December 2016: 4,435,000) ordinary shares of the Company.

Other than the unexercised share options under the ESOS as stated above, the Company had no other outstanding convertibles, subsidiary holdings or treasury shares as at 31 December 2017 and 31 December 2016.

1(d)(iii) To show the number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year

	Company	
	As at 31 December 2017	As at 31 December 2016
Total number of issued shares excluding treasury shares	337,406,232	315,656,244

The Company did not have any treasury shares as at 31 December 2017 and 31 December 2016.

1(d)(iv) A statement showing all sales, transfers, cancellation and/or use of treasury shares as at the end of the current financial period reported on

Not applicable. The Company does not have any treasury shares during and as at the end of the current financial year reported on.

1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on

Not applicable. The Company does not have any subsidiary holdings during and as at the end of the current financial year reported on.

2. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice

These figures have not been audited or reviewed.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied

Save as disclosed on Section 5 below, the Group has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting year as compared with the audited financial statements for the year ended 31 December 2016.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

The Company has adopted certain Financial Reporting Standards ("FRS") and Interpretations of FRS ("INT FRS") that are mandatory for the financial year beginning on or after 1 January 2017. The adoption of these FRS and INT FRS has no significant impact on the financial position or performance of the Group.

6. Earnings per ordinary share of the group for the current period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends

	Group Three Months Ended		Group Twelve Months Ended	
	31 December 2017	31 December 2016	31 December 2017	31 December 2016
	S\$	S\$	S\$	S\$
Profit attributable to owners of the Company	2,899,744	1,988,123	5,569,682	10,247,447
Weighted average number of ordinary shares for basic earnings per share computation	326,856,320	304,260,608	326,856,320	304,260,608
Effects of dilution:				
- Share options	1,490,825	1,195,917	1,490,825	1,195,917
Weighted average number of ordinary shares for diluted earnings per share computation	328,347,145	305,456,525	328,347,145	305,456,525
Basic earnings per share (cents)	0.89	0.65	1.70	3.37
Diluted earnings per share (cents)	0.88	0.65	1.70	3.35

7. Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the (a) current financial period reported on and (b) immediately preceding financial year

	Group		Company	
	As at 31 December 2017	As at 31 December 2016	As at 31 December 2017	As at 31 December 2016
Net asset value per ordinary share based on issued share capital (cents)	15.72	15.36	9.50	9.54
Number of issued ordinary shares	337,406,232	315,656,244	337,406,232	315,656,244

8. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:

- (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and**
- (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.**

(a) Review of the Consolidated Income Statement

Financial year ended 31 December 2017 ("FY2017") vs Financial year ended 31 December 2016 ("FY2016")

- (i) The Group's revenue decreased as higher revenue that was recognised in FY2016 from the completion of various projects in FY2016.
- (ii) The decrease in cost of sales is mainly due to (i) the decrease in cost of sales which is in line with the decrease in revenue and (ii) a write back of an accrual of subcontractors' costs of S\$2.40 million that was no longer required. The Group's gross profit decreased mainly due to the completion of projects during FY2016.
- (iii) The Group's general and administrative expenses decreased mainly due to (i) a write back of allowance for doubtful debt (trade) that was no longer required and (ii) no sales and marketing expenses incurred in FY2017 with respect to the sales of residential units at 303 La Trobe as compared to FY2016, offset by foreign exchange losses in FY2017 as compared to foreign exchange gains in FY2016 due to the weakening of the United States Dollar against the Singapore Dollar.
- (iv) Finance costs relate to interest expenses incurred from bank borrowings. These bank borrowings bear interests at 2.6% to 3.3% per annum.
- (v) The loss incurred by associates in FY2017 arose due operational costs, partially offset by the revaluation of investment properties in China recognised in the last quarter of FY2017. However, the profit in FY2016 was mainly due to the profits recognised from the first and second government-approved resettlement housing projects in Jiangyin, China.

(b) Review of the Financial Position of the Group

- (i) The increase in interests in associates arose mainly from the completion of the acquisition of the 20% interest in Vibrant Pucheng Logistics (Chongqing) Co., Ltd ("**Vibrant Pucheng**"), in China, in July 2017.
- (ii) Total loans to associates decreased mainly due to the repayment of shareholder's loans by Vibrant Properties Pte. Ltd. ("**VPPL**") during the year.

(iii) Other receivables as at 31 December 2017 and 31 December 2016 comprised the following :

	Group	
	As at 31 December 2017 S\$	As at 31 December 2016 S\$
Non-current:		
Deposits held in trust	13,680,062	5,732,716
Current:		
Refundable deposits	81,589	91,217
Sundry receivables	97,165	31,695
	178,754	122,912
Total other receivables	13,858,816	5,855,628

Total other receivables increased mainly due to deposits received from customers arising from the sales of residential units at 303 La Trobe, in Melbourne, Australia.

- (iv) Development properties increased mainly due to the capitalisation of commission payable to sales agents from the sales of residential units at 303 La Trobe.
- (v) The net decrease in gross amount due to customers for contract work-in-progress was mainly due to the completion of the Hankyu Hanshin Properties Singapore Pte Ltd ("HHPPL") project and a project with LTH Logistics (Singapore) Pte Ltd ("LTHLPL"), which commenced in the 4th quarter of FY2016.
- (vi) Trade receivables as at 31 December 2017 and 31 December 2016 comprised the following :

	Group	
	As at 31 December 2017 S\$	As at 31 December 2016 S\$
Trade receivables	1,879,544	4,315,172
Accrued receivables	2,313,893	6,148,246
Retention receivables	8,549,153	11,336,477
	12,742,590	21,799,895
Less: Allowance for doubtful debt	(1,125,000)	(2,454,632)
Total trade receivables	11,617,590	19,345,263

Total trade receivables decreased mainly due to the completion of the project with HHPPL during 2Q2017.

- (vii) Cash and short term deposits decreased mainly due to net cash flows used in operating activities.

(viii) Trade and other payables as at 31 December 2017 and 31 December 2016 comprised the following :

	Group	
	As at 31 December 2017 S\$	As at 31 December 2016 S\$
Non-current:		
Deposits received from customers	13,569,534	5,732,716
Accrued operating expenses	3,700,082	894,414
	17,269,616	6,627,130
Current:		
Trade payables	3,648,430	6,332,340
Accrued subcontractors' costs	7,072,575	13,979,274
Accrued operating expenses	2,415,952	4,194,946
GST payables	20,208	289,869
Sundry payables	213,989	94,260
	13,371,154	24,890,689
Total trade and other payables	30,640,770	31,517,819

Trade and other payables decreased mainly due to (i) a decrease in trade payables and accrued subcontractors' costs due to the completion of HHPPL and LTHLPL projects; and (ii) a decrease in accrued operating expenses resulting from the payment of operating expenses previously accrued for projects that had been completed in FY2016. This was partially offset by an increase in deposits received from customers arising from the sales of residential units at 303 La Trobe and non-current accrued operating expenses.

- (ix) Bank borrowings relate to the drawdown of facilities extended by banks. The amounts are denominated in Singapore Dollars, unsecured and bear interests at 2.6% to 3.3% per annum. The amounts are repayable between 21 March 2018 and 16 April 2018.
- (x) Provision for taxation decreased in line with the lower profits achieved for the period.

(c) **Review of the Cash Flow Statement of the Group**

Financial year ended 31 December 2017

In FY2017, the Group recorded a net cash outflow from operating activities of S\$12.55 million, which was a result of operating cash flows before changes in working capital of S\$6.34 million, adjusted for working capital outflows of S\$17.01 million, income tax paid of S\$1.92 million and offset by interest received of S\$0.04 million. Working capital outflows were mainly due to an increase in development properties of S\$5.83 million, an increase in other receivables and prepayments of S\$0.06 million, a decrease in gross amount due to customers for contract work-in-progress of S\$9.18 million and a decrease in trade and other payables of S\$10.99 million. This was partially offset by a decrease in trade receivables of S\$9.05 million.

Net cash used in investing activities amounted to S\$1.64 million, which was the result of the acquisition of Vibrant Pucheng, partially offset by the repayment of loans from VPPL.

Net cash generated from financing activities amounted to S\$2.60 million mainly due to net proceeds from bank borrowings, partially offset by dividends paid on ordinary shares.

As a result of the above, there was a net decrease of S\$11.60 million in the Group's cash and cash equivalents, from S\$13.35 million as at 31 December 2016 to S\$1.75 million as at 31 December 2017.

9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results

The progress of the Company's projects are updated in Section 10 below.

10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

The Group continues to explore suitable business opportunities as it leverages the potential in the property development and investment business in China. Several projects that are still under development in China and Australia are expected to recognise positive contributions in the near and medium term. In Singapore, the management is currently in the process of evaluating a number of industrial and commercial Design and Build opportunities, and will make appropriate announcements as and when ready.

Property Investment – China

The Group recently secured a lease contract to design-and-build an automotive parts factory in Changshu, China, to be located in the Fervent High Tech Industrial Park Phase 2 in Changshu, China. This lease contract to build a customised Build-to-Suit ("BTS") factory is secured from the fully-owned subsidiary of NYSE Euronext-listed Faurecia SA, Faurecia (Changshu) Automotive System Co., Ltd ("Faurecia"). Faurecia SA is one of the largest international automotive parts manufacturers in the world. It will be leased to Faurecia for seven years upon completion. This BTS factory will occupy an area of approximately 43,000 square metres with a build-in lease area of 32,805 square metres. Scheduled for completion by 2Q 2019, it will comprise workshop, office and auxiliary facilities.

With this new lease contract, the Fervent High Tech Industrial Park Phase 2 is now 100% leased. The Fervent High Tech Industrial Park (Phase 1 and 2) is the Group's first property investment project in China, in which it owns an effective stake of 32% through its associated company, Vibrant Properties Pte Ltd.

Property Development – China

Construction of the Group's mixed residential and commercial development in Jiangyin is in progress. This development of 508 units of residential apartments, 148 units of commercial units and 400 basement car park lots, is strategically located along 中山路, South of 环城南路 and North of 毗陵路, close to hotels, schools, city garden and parks, public hospitals and the central commercial hub. Of the 508 units of residential apartments launched, more than 97% have been sold. The construction is progressing on schedule, and is expected to be completed in the fourth quarter of 2018. The Group has an effective stake of 24% in this project.

The Group owns a 20% stake in logistics company, Vibrant Pucheng Logistics (Chongqing) Co., Ltd (重庆辉联埔程国际物流有限公司) ("Vibrant Pucheng"), which is developing a state-of-the-art Multi-Modal Logistics Distribution Centre (the "DC") at Yufu Industrial Park, Liang Jiang New Area in Chongqing. Sited on 217,788 square metres of land, the DC comprises 7 blocks of 2-storey ramped up warehouse facilities with 1 block of heavy vehicle parking complex, 1 block of 15-storey finance & IT Support Centre and General Administrative offices, and other amenities including central dining, retail, F&B outlets, workshops, and dormitories. Construction is scheduled to commence in the third quarter 2018, and when completed in 2022, the DC will integrate land, sea, rail and air logistics services, in line with China's "one belt one road initiative" and the announced Chongqing Connectivity Initiative (CCI) between Singapore and PRC.

Property Development – Australia

In Australia, the Group's 100%-owned mixed development project, 303 La Trobe, is 97% sold. Comprising 215 residential units of one-, two- and three-bedroom apartments, retail and café outlets on the ground floor and other recreational facilities, the development is situated strategically near the Melbourne Central Railway Station which is in the heart of the central business

district. Construction is scheduled to commence in the second quarter 2018, and completion is targeted by second quarter of 2020.

11. Dividend

(a) Current Financial Period Reported On

Any dividend declared for the current financial period reported on?

Yes.

Name of Dividend:	First and final
Dividend Amount per share:	\$0.0063
Tax Rate:	Tax-exempt

(b) Corresponding Period of the Immediately Preceding Financial Year

Any dividend declared for the corresponding period of the immediately preceding financial year?

Yes.

Name of Dividend:	First and final
Dividend Amount per share:	\$0.0125
Tax Rate:	Tax-exempt

(c) Date payable:

To be announced at a later date.

(d) Books closure date:

To be announced at a later date.

12. If no dividend has been declared (recommended), a statement to that effect

Not applicable.

13. If the group has obtained a general mandate from shareholders for Interested Person Transactions ("IPT"), the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Company does not have an existing general mandate pursuant to Rule 920 of the Catalist Listing Manual.

There were no IPTs exceeding S\$100,000 for the financial period under review.

PART II – ADDITIONAL INFORMATION REQUIRED FOR FULL YEAR ANNOUNCEMENT

14. Segmented revenue and results for operating segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

For management purposes, the Group is organised into business units based on their products and services, and has three reportable segments as follows :

1. The design and build segment specialises in the design and building of commercial and industrial facilities. The scope of services covers the full spectrum of the project development process, including land search and authority liaison, feasibility studies, design and construction.
2. The property development segment is in the business of constructing, developing, selling and/or leasing out of residential, commercial and industrial properties.
3. The corporate segment is involved in Group-level corporate services.

Except as indicated above, no operating segments have been aggregated to form the above reportable operating segments.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit margins of the products and services.

	Design and build		Property development		Corporate		Per consolidated financial statements	
	FY2017	FY2016	FY2017	FY2016	FY2017	FY2016	FY2017	FY2016
	S\$	S\$	S\$	S\$	S\$	S\$	S\$	S\$
Revenue :								
Sales to external customers and a related party, representing total revenue	17,563,288	57,562,087	-	-	-	-	17,563,288	57,562,087
Results :								
(Write back of)/allowance for doubtful debt (trade)	(1,322,932)	2,454,632	-	-	-	-	(1,322,932)	2,454,632
Interest income	354,388	546,327	736,334	499,399	-	12,024	1,090,722	1,057,750
Interest expense	52,486	2,399	-	-	-	-	52,486	2,399
Depreciation	183,900	182,147	510	495	52	623	184,462	183,265
Share of results of an associate	-	-	(629,569)	1,781,582	-	-	(629,569)	1,781,582
Segment profit/(loss) before tax	10,139,124	13,777,904	(331,723)	1,458,753	(2,335,790)	(2,927,193)	7,471,611	12,309,464
Assets :								
Interests in an associate	-	-	7,146,762	3,855,893	-	-	7,146,762	3,855,893
Additions to non-current assets	187,965	30,306	7,947,346	5,732,716	-	-	8,135,311	5,763,022
Segment assets	21,786,732	43,613,357	67,508,213	47,091,291	77,181	726,378	89,372,126	91,431,026
Liabilities :								
Segment liabilities	17,233,001	33,297,024	17,910,305	7,768,206	1,219,917	1,876,948	36,363,223	42,942,178

Geographical information

Revenue and non-current assets information based on the geographical locations of customers and assets respectively are as follows:

	Revenues		Non-current assets	
	FY2017 S\$	FY2016 S\$	FY2017 S\$	FY2016 S\$
Singapore	17,107,977	57,065,258	26,908,783	13,665,368
China	455,311	496,829	130,113	44,779
Australia	-	-	13,680,565	5,733,721
	17,563,288	57,562,087	40,719,461	19,443,868

Non-current assets information presented above consist of property, plant and equipment, deposits held on trust, interests in an associate and loans to an associate as presented in the consolidated balance sheet.

15. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the operating segments.

The review of performance has been provided under Paragraph 8 above. However, the review was related to the design and build segment as the property development segment is still under its start-up stage and has not contributed any revenue to the Group. The business of the Group is primarily centered in Singapore.

16. A breakdown of sales as follows:

	Group		Change %
	FY2017 S\$	FY2016 S\$	
Sales reported for first half year	10,045,507	30,176,914	(66.7)
Operating profit after taxation before deducting minority interests for first half year	1,929,985	5,309,543	(63.7)
Sales reported for second half year	7,517,781	27,385,173	(72.5)
Operating profit after taxation before deducting minority interests for second half year	3,559,304	4,931,816	(27.8)

17. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year as follows:

	FY2017 S\$	FY2016 S\$
<u>Ordinary</u> Proposed first and final dividend	2,125,659 ⁽¹⁾	3,945,703

Note:

(1) The proposed first and final dividend for the financial year ended 31 December 2017 of S\$0.0063 (31 December 2016: S\$0.0125) per share is subject to the approval of the shareholders at the forthcoming Annual General Meeting of the Company.

18. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(10) in the format below. If there are no such persons, the issuer must make an appropriate negative statement

Person related to Mr Tan Chew Joo (Executive Director and Cost Director and a Substantial Shareholder of the Company)

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
Tan Kevin	39	Son of Mr Tan Chew Joo	Development Manager. Oversees the property developments of the Company's subsidiary companies in Australia. The position was held since 16 October 2014.	No change

19. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7H) under Rule 720(1) of the Catalist Listing Manual

The Company confirms that it has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7H) under Rule 720(1) of the Catalist Listing Manual.

By Order of the Board

Siaw Ken Ket @ Danny Siaw
Executive Chairman & Managing Director
1 March 2018

*This announcement has been prepared by Figtree Holdings Limited (the “**Company**”) and its contents have been reviewed by PrimePartners Corporate Finance Pte. Ltd. (the “**Sponsor**”) for compliance with the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) Listing Manual Section B: Rules of Catalist. The Sponsor has not verified the contents of this announcement.*

This announcement has not been examined or approved by the SGX-ST. The Sponsor and the SGX-ST assume no responsibility for the contents of this announcement, including the accuracy, completeness or correctness of any of the information, statements or opinions made or reports contained in this announcement.

The contact person for the Sponsor is Ms Gillian Goh, Director, Head of Continuing Sponsorship, (Mailing Address: 16 Collyer Quay, #10-00 Income at Raffles, Singapore 049318, and E-mail: sponsorship@ppcf.com.sg).